043.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,200 / 874,200
					USE VALUE:	874,200 / 874,200
					ASSESSED:	874,200 / 874,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARELLA-CHIAPPINI MARIA/TR
Owner 2:	CARELLA IRREVOCABLE TRUST
Owner 3:	
Street 1:	48 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARELLA JOSEPH--ETAL -
Owner 2:	CARELLA MICHELINA -
Street 1:	72 BEACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,628 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4628.000	427,100		447,100	874,200
Total Card	0.106	427,100		447,100	874,200
Total Parcel	0.106	427,100		447,100	874,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.12 | /Parcel: 408.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30497
GIS Ref
GIS Ref
Insp Date 11/26/18

!3681!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	427,300	0	4,628.	447,100	874,400	874,400	Year End Roll	12/18/2019
2019	104	FV	332,600	0	4,628.	475,000	807,600	807,600	Year End Roll	1/3/2019
2018	104	FV	332,600	0	4,628.	346,500	679,100	679,100	Year End Roll	12/20/2017
2017	104	FV	312,000	0	4,628.	301,800	613,800	613,800	Year End Roll	1/3/2017
2016	104	FV	312,000	0	4,628.	257,100	569,100	569,100	Year End	1/4/2016
2015	104	FV	278,200	0	4,628.	251,500	529,700	529,700	Year End Roll	12/11/2014
2014	104	FV	278,200	0	4,628.	206,800	485,000	485,000	Year End Roll	12/16/2013
2013	104	FV	289,400	0	4,628.	196,700	486,100	486,100		12/13/2012

PRINT

Date	Time
12/10/20	18:52:03

LAST REV

Date	Time
04/09/19	14:43:23

apro

PAT ACCT. 3681

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARELLA JOSEPH-	68650-298		12/23/2016	Convenience	1	No	No		
	PR463-218		1/1/1981		68,000	No	No		Y

USER DEFINED

Prior Id # 1:	30497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4628		Sq. Ft.	Site		0	80.	1.21	1									447,072						447,100	

Total AC/HA: 0.10624 | Total SF/SM: 4628 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 447,072 | Spl Credit | Total: 447,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14019608
Const Adj.:	0.98000199
Adj $ / SQ:	189.957
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580280
Depreciation:	153194
Depreciated Total:	427086

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

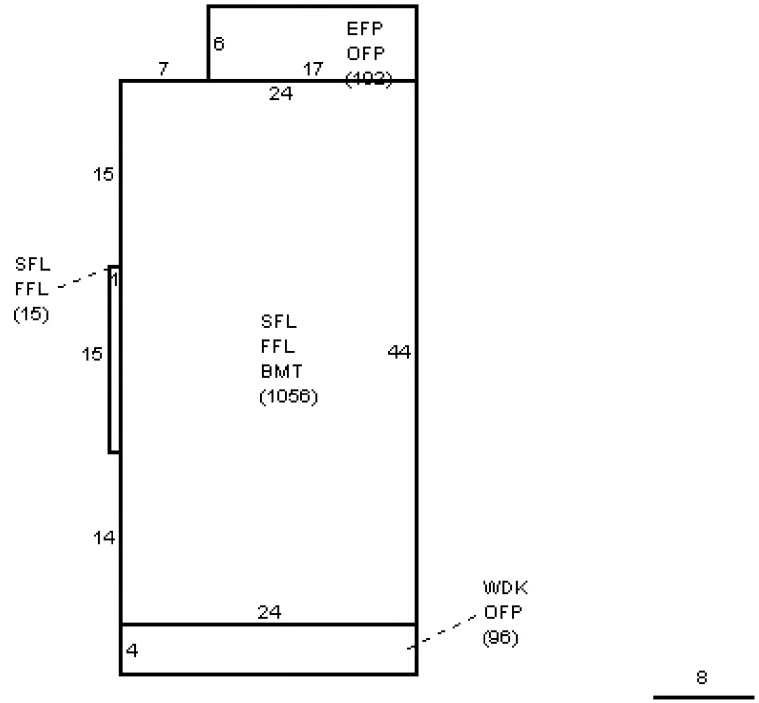
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.96
Special Features:	0	Val/Su Net:	118.84
Final Total:	427100	Val/Su SzAd	199.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,071	189.960	203,444
SFL	Second Floor	1,071	189.960	203,444
BMT	Basement	1,056	56.990	60,178
OFP	Open Porch	198	24.340	4,819
EFP	Enclos Porch	102	52.840	5,389
WDK	Deck	96	15.680	1,505

	Net Sketched Area:	3,594		Total:	478,779
Size Ad	2142	Gross Are	3594	FinArea	2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc